

# *Earlie Homes*

NWC 90<sup>th</sup> Street & Cactus

Area Plan Compatibility & PRD Narrative

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## INTRODUCTION

Earlie Homes, an Arizona based luxury home builder, proposes to develop a detached single family subdivision on 6.85 gross acres located at the northwest corner of cactus Road and 90<sup>th</sup> Street (the "Property").

This request is to rezone the Property from R1-35 to R1-18 Planned Residential Development ("PRD"). The PRD overlay is intended to enable development of parcels that would otherwise be difficult to develop under existing zoning and subdivision regulations. The Property, a redevelopment infill parcel, is rectangular and improved with an existing single family residence, stables and equestrian related structures. The Property is surrounded on all sides by R1-18 PRD developments making the existing zoning and ranch/stable use inappropriate. Approval of this request will facilitate redevelopment of the property in a manner consistent with previously approved residential subdivisions deemed appropriate by the City of Scottsdale (the "City") in terms of density and development standards.

## LAND USE & PLANNING

The Property is located in Planning Zone B, which includes the Scottsdale Airpark, one of the three largest employment centers in the metropolitan area according to the General Plan; it is designated as Suburban Neighborhood. The Suburban Neighborhood designation includes medium to small lot single-family subdivisions that are usually greater than one dwelling unit per acre but less than eight dwelling units per acre. This request at 1.86 dwelling units per acre is consistent with the General Plan and is less than the base density of 1.9 dwelling units per acre allowed in the R1-18 zoning district.

The Property is additionally located within the Cactus Corridor Area Study ("CCAS"), which specifically identifies areas west of 96<sup>th</sup> Street to be redeveloped from equestrian properties to suburban neighborhoods. The Property is not identified in the CCAS as requiring an equestrian street theme or gateway feature on Cactus Road.

Approval of this request fulfills the City's established planning goals by redeveloping an aged equestrian facility, which is in disrepair, into density appropriate semi-custom housing stock as dictated by the General Plan, the CCAS and the existing development abounding the Property.

## PLANNED RESIDENTIAL DISTRICT

The PRD overlay is intended to allow modification to the underlying zoning district's development standard based a procedure enumerated in Sec. 6.206 of the City's Zoning Ordinance (the "Ordinance").

While the Ordinance provides a criterion to increase base density, this request does not avail itself of such an opportunity but does include elements that would otherwise qualify as factors justifying an increase over the base density allowed by right in the R1-18 zoning district.

The Ordinance requires that development occurring under the provision of the PRD option shall observe six (6) design criteria; they are:

1. An overall plan that is comprehensive and demonstrative of the interrelationships between land, buildings and landscaping.
2. That adequate open space, circulation, off-street parking and amenities be integrated and oriented (along with buildings) to relate to the topography and natural features of the site.
3. That development be compatible with existing and planned uses and circulation of adjoining properties and not constitute a disruptive element to the community.
4. That the internal street system not be the dominant feature of the overall design.
5. That common areas and recreational facilities be readily accessible to residents.
6. That development reflects an “architectural harmony” within the neighborhood so far as practicable.

This request satisfies the criteria established by the Ordinance. Despite the Property’s relatively small land area and infill condition, the proposed development plan efficiently utilizes the property in a manner not otherwise achievable but not for the PRD option. In consideration for amended development standards to include a reduction in minimum lot area and setback requirements, substantial open space, amenities and architecture character are provided.

Open space is provided at a rate 30% greater than required. These areas include 24,000 square foot “pocket park” provide both active and passive open space and retention. 24 inch box mesquite and eucalyptus trees frame a landscaped open space feature into the community on the southwest corner of the Property at the intersection of Cactus Road and 90<sup>th</sup> Street. This design works with existing topography to provide essential storm water retention while creating an amenity for the benefit of residents and the community at large.

Attached hereto as Exhibit “A” is a comparison of previously approved developments abounding the Property with amended development standards as provided by the PRD option. This request provides approximately 2500 more square feet per lot than the average lot areas provided in the four comparable PRD’s approved by the City. Front yard setbacks are consistent with previously approved development while greater side yard and distance between buildings are reflected in this request.

The semi-custom housing product proposed herein reflects the highest level of architectural design and integrates well with the character of existing residences in the vicinity.

## CONCLUSION

The Property's existing zoning designation (R1-35) is neither compatible with existing surrounding development nor the CCAS. Due to the Property's relatively small size and considerable frontage along 90<sup>th</sup> street, amended development standards as provided by the PRD overlay are necessary to adequately redevelop this infill parcel.

While the project provides meaningful open space and interior amenities, both factors justifying and increase in base density, the developed proposed herein does not exceed the maximum base density permitted in the R1-18 zoning district.

A substantial landscaped setback along 90<sup>th</sup> street, averaging 60 feet in depth, creates an open space corridor while the lot lay out provides additional building setback along Cactus Road by orienting the rear yards towards this major collector. The Major Collector classification of Cactus Road and the Minor Collector classification of 90<sup>th</sup> Street further justify the amended development standards proposed herein due to traffic intensity. Additionally, by locating the pocket park in the location proposed, this relatively intense intersection is amenitized and beautified.

By not increasing the base density allowed by right, providing approximately 30% more open space than required and by requesting a reduction in minimum lot area and setbacks at a rate below the other existing PRD's in the vicinity, serious consideration for strong support of the request is appropriate.

# Exhibit "A"

Earlie Homes

NEC 90th Street & Cactus

Comparative Analysis - R1-18 Amended Development Standards

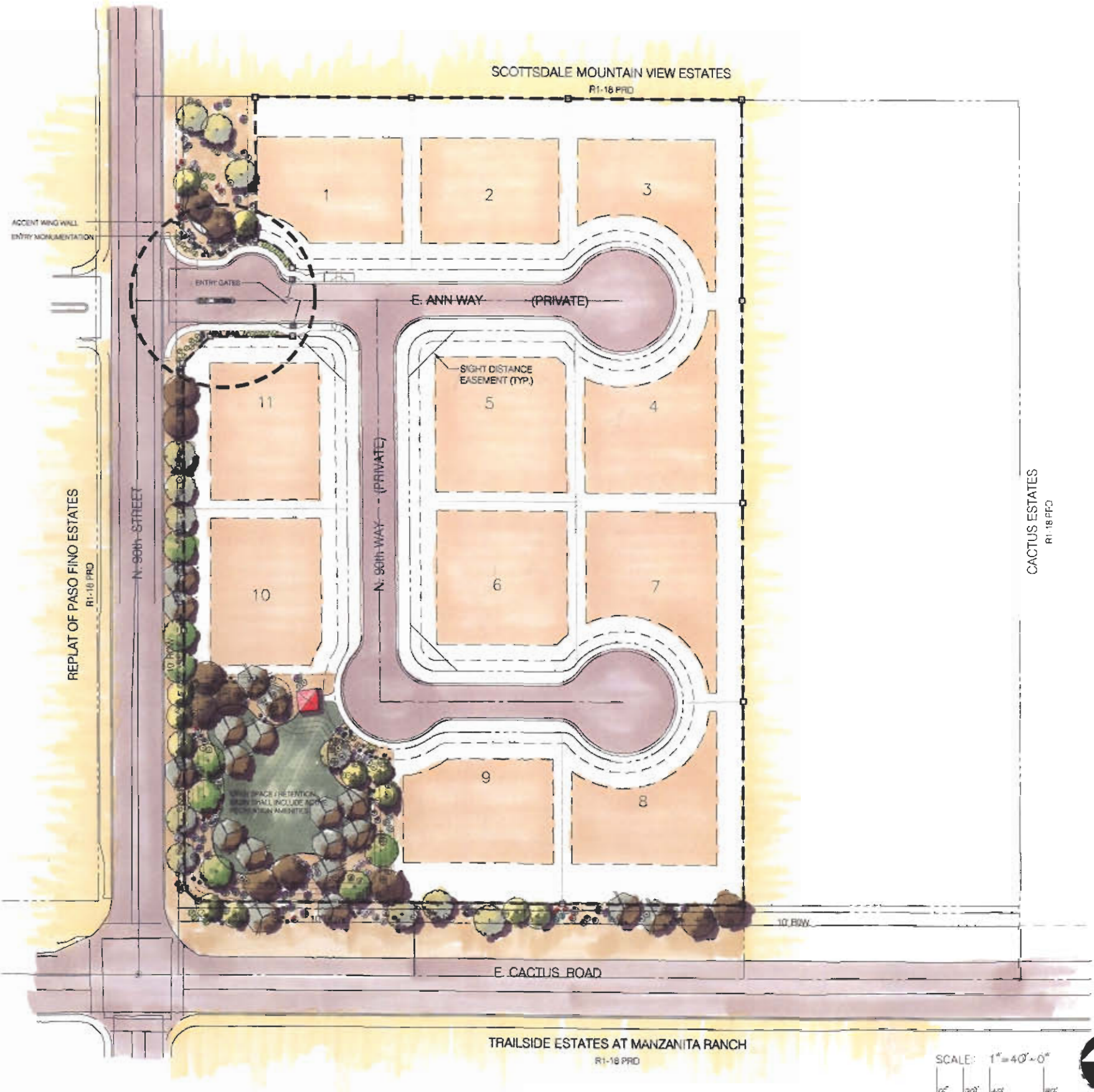
Case/Location	Amended Development Standard			Yard(front)	Yard(side)	Yard(rear)	Corner lot	DBB
	Lot Area	Lot Width	Building Height					
44-ZN-94 NWC 92nd & Cactus	11000	100	30	20	7	20	10	14
73-Z-90 N/O NWC 90th & Cactus	12500	95	30	20	7	30	10	14
30-ZN-00 NEC Pima & Cactus	13000	96	30	20	7	25	20	14
30-ZN 00#2 NWC 90th & Cactus	13000	96	30	20	7	25	20	14
60-PA-2005 NEC 90th & Cactus	15000	100	30	20	10	20	10	20

90th St. & Cactus  
Residential Subdivision

Scottsdale, Arizona

Conceptual Landscape Site Plan

Prepared for: **earlie**  
H O M E S



PLANT LEGEND

SYMBOL	COMMON BOTANICAL NAME	SIZE
TREES		
	ACACIA SMALL	15 GAL.
	SWEET ACACIA	
	CHILIPES LINARIIS	
	DESERT YUCCA	
	EUCALYPTUS SPATHULATA	24" B&B
	NARROW LEAF OAK	
	THECELLOBIUM FLEXIBILE	24" B&B
	TEXAS BONY	
	PROSCOPIS SPP	24" B&B
	MESQUITES	
SHRUBS		
	CALLISANDRA ERIOPHYLLA	5 GAL.
	FAIRY DUSTER	
	DALIA FRUTESCENS	5 GAL.
	BLACK DALIA	
	DASYLIRION SPP	5 GAL.
	DESERT SPOON	
	HESPERALOE SPP	5 GAL.
	RED YUCCA	
	LEUCOPHYLLUM SPP	5 GAL.
	RANGERSADES	
	RUPELLIA PENINSULARIS	5 GAL.
	DESERT RUPELLIA	
	SALVIA CLEVELANDI	5 GAL.
	CHAPARRAL SAGE	
GROUND COVER		
	CORYNOLIS CHECHUM	5 GAL.
	BUSH MORNING GLORY	
	DALIA DIBOCCI	5 GAL.
	TRAILING IRIDIUM BUSH	
	LANTANA MONTEVIDENSIS PURPLE	5 GAL.
	PURPLE TRAILING LANTANA	
	VERBENA RIGIDA	1 GAL.
	SANDPAPER VERBENA	
	DECOMPOSED GRANITE	1/2" MAX. COLOR TO MATCH EXISTING
	TURF	

WALL LEGEND

SYMBOL	COMMON BOTANICAL NAME
	PERIMETER WALL
	WALL COLUMN/PLASTER
	COMMUNITY ENTRY